

ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0008.SH – Parker Apartments

DISTRICT: 3

ZONING FROM: SF-3-NP

TO: MF-4-NP

ADDRESS: 2105 Parker Lane

SITE AREA: 7.82 Acres

PROPERTY OWNER:

Ward Memorial Methodist Church

AGENTS:

Foundation Communities (Sabrina Butler)

CASE MANAGER: Kate Clark (512-974-1237, kate.clark@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends multifamily residence medium density-neighborhood plan (MF-3-NP) combining district zoning. *For a summary of the basis of staff's recommendation, see page 2 and 3.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

April 13, 2021

Approved applicant's request to rezone to MF-4-NP. Vote: 11-0. [Commissioner Azhar – 1st, Commissioner Connolly – 2nd; Commissioner Mushtaler abstained, Commissioner Shieh was absent].

March 23, 2021

Approved postponement request by the neighborhood to April 13, 2021 on the consent agenda. Vote: 11-0. [Commissioner Azhar – 1st, Commissioner Shieh – 2nd; 2 vacancies on the Commission].

CITY COUNCIL ACTION:

May 6, 2021

Scheduled for City Council

ORDINANCE NUMBER:

ISSUES

This rezoning case has been approved to participate in the City's S.M.A.R.T. (Safe, Mixed-Income, Accessible, Reasonably-priced, Transit-Oriented) Housing expedited review program, please see *Exhibit C: SMART Housing Letter*.

Staff has received comments both in favor of and in opposition to this rezoning request. For all written or emailed comments, please see *Exhibit D: Correspondence Received*.

On March 1, 2021 staff received a petition in opposition to this rezoning case. **The current percentage for this petition is 33.01%, making this a valid petition.** The petition, a map and list of property owners within the petition area and signatures received to date are included in *Exhibit E: Formal Petition*.

CASE MANAGER COMMENTS:

This property is approximately 7.82 acres and is located on the eastside of Parker Lane. It is currently zoned SF-3-NP and is occupied by the Ward Memorial United Methodist Church. Adjacent to the north of this property is a tract zoned MF-2 and to the east are tracts zoned MF-3 and GR. Adjacent to the south is a tract zoned SF-3-NP. Across Parker Lane to the west are tracts zoned MF-3-NP, SF-6-CO-NP and SF-3-NP, please see *Exhibit A: Zoning Map* and *Exhibit B: Aerial Map*.

The Ward Memorial United Methodist Church has a designated Texas Historical Marker. Should redevelopment occur on this site, the demolition review process for this building would depend on the property ownership. A change to the State law made during the last legislative session precludes landmark designation of property owned by a religious organization without the owner's consent. If a demolition permit is requested from a religious organization, staff would brief the Historic Landmark Commission (HLC) and administratively release the permit without a public hearing. If the property is not owned by a religious organization or it is sold before receiving a demolition permit, this process would not apply.

The applicant is requesting MF-4-NP to construct a multifamily development. The future land use map (FLUM) designates this property as "civic" and therefore requires a neighborhood plan amendment (NPA) to be considered with the rezoning request. Please refer to case no. NPA-2021-0021.01.

From the applicant's application, they are proposing a new multifamily development with a total number of 18 units per acre. Their proposal is to build a "*140-unit apartment complex (Residential Multifamily) with on-site surface level parking. This project has been certified as an S.M.A.R.T. Housing project, with 100% of units proposed to serve families at or below 60% MFI.*"

BASIS OF RECOMMENDATION:

Staff recommends MF-3-NP combining district zoning for this property.

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*

This property is located adjacent to existing MF-2 and MF-3 zoned tracts and developments. These zoning districts are capped at 40 feet in height with similar site development standards.

It also abuts and is near properties zoned SF-3-NP and SF-6-CO-NP which have a maximum building height limit of 35 feet. Rezoning this property to MF-4-NP would allow for buildings to be built up to 60 feet in height with smaller front setbacks that would be inconsistent with the existing zoning pattern along this stretch of Parker Lane.

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	SF-3-NP	Religious assembly
North	MF-2	Condominium residential
South	SF-3-NP	Religious assembly
East	MF-3	Multifamily residential
West	MF-3-NP, SF-6-CO-NP and SF-3-NP	Vacant, parkland and single-family

NEIGHBORHOOD PLANNING AREA: East Riverside/Oltorf Combined (Riverside)

TIA: the TIA is being deferred to the site planning process

WATERSHED: Harper's Branch Creek and Lady Bird Lake Watersheds

OVERLAYS: Residential Design Standards and Selected Sign Ordinances

SCHOOLS: Travis Heights Elementary, Lively Middle and Travis High Schools.

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District	Neighborhood Empowerment Foundation
Austin Lost and Found Pets	Pleasant Valley
Austin Neighborhoods Council	Preservation Austin
Bike Austin	SELTexas
Crossing Gardenhome Owners Assn. (The)	Sierra Club, Austin Regional Group
Del Valle Community Coalition	South Central Coalition
East Riverside/Oltorf Neighborhood Plan Contact Team	South River City Citizens Assn.
Friends of Austin Neighborhoods	Southeast Austin Neighborhood Alliance
Friends of Riverside ATX Neighborhood	Zoning Committee of South River City Citizens
Homeless Neighborhood Association	

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2016-0116 1616 E. Oltorf	From GR-CO to CS	Approved CS-MU-CO w/ additional COs to make drive-in services a conditional use and to prohibit pawn shops.	Approved CS-MU-CO as Commission recommended (1/26/17).
C14-2015-0091 1900 Burton Drive	From MF-2 and MF-3 to MF-4-CO	Approved MF-4-CO; CO included a 2000 trip limit, 35-foot vegetative buffer, restricted vehicular access, lighting compliance with Commercial Design Standards and sidewalk connections.	Approved MF-4-CO; CO included a 2000 trip limit and 35-foot vegetative buffer.
C14-2010-0191.SH Suburban Lodge SRO Conversion 2501 S IH 35 Service Road NB	From GR-NP to GR-MU-NP	Approved GR-MU-CO-NP; CO was to limit height and impervious cover to current development of Suburban Lodge Hotel.	Approved GR-MU-CO-NP; CO included max height of 40 feet, 60% impervious cover, max. 123 units, max. 39.92 units per acre, fence along eastern boundary and a set of prohibited land uses (2/17/11).
C14-05-0201 2100 Parker Lane	From SF-3 to SF-6	Forwarded to City Council with no recommendation.	Approved SF-6-CO; CO was for max. of 20 dwelling units, max. 10 dwelling units per acre, maximum of 12 buildings allowed to be constructed on property, restricted vehicle access, and required a vegetative buffer (4/27/06).

RELATED CASES:

C14-05-0112: This rezoning case for the Riverside Neighborhood Plan Area (Ordinance No. 20061116-057). The base zoning district of this property was not changed during this process.

NPA-2021-0021.01: This is the associated NPA case being considered with this rezoning request.

EXISTING STREET CHARACTERISTICS:

Street	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Parker Lane	68'	38'	Level 2	Yes	Bike Lane	Yes

OTHER STAFF COMMENTS:

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Harper's Branch Creek and Lady Bird Lake Watersheds of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 square feet cumulative is exceeded, and on-site control for the two-year storm.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

PARD Review

PR1: Parkland dedication will be required for any new market-rate residential units that may be proposed by this development, multifamily with MF-4-NP zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Residential units that are certified affordable under the SMART Housing Policy are exempt from the parkland dedication requirements per City Code § 25-1-601(C)(3).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of parkland dedication requirements.

Site Plan

- SP1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted. Because the proposed project is multifamily required compliance with Subchapter E will be limited but does include an open space requirement of 5% of the total site area.
- SP2. The site is subject to compatibility standards. Along the west property line, the following standards apply:
- No structure may be built within 25 feet of the property line.
 - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
 - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
 - No parking or driveways are allowed within 25 feet of the property line.
 - A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- SP3. Additional design regulations will be enforced at the time a site plan is submitted.

Transportation

Transportation Assessment

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

Austin Water Utility

- AW1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be

reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin

The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

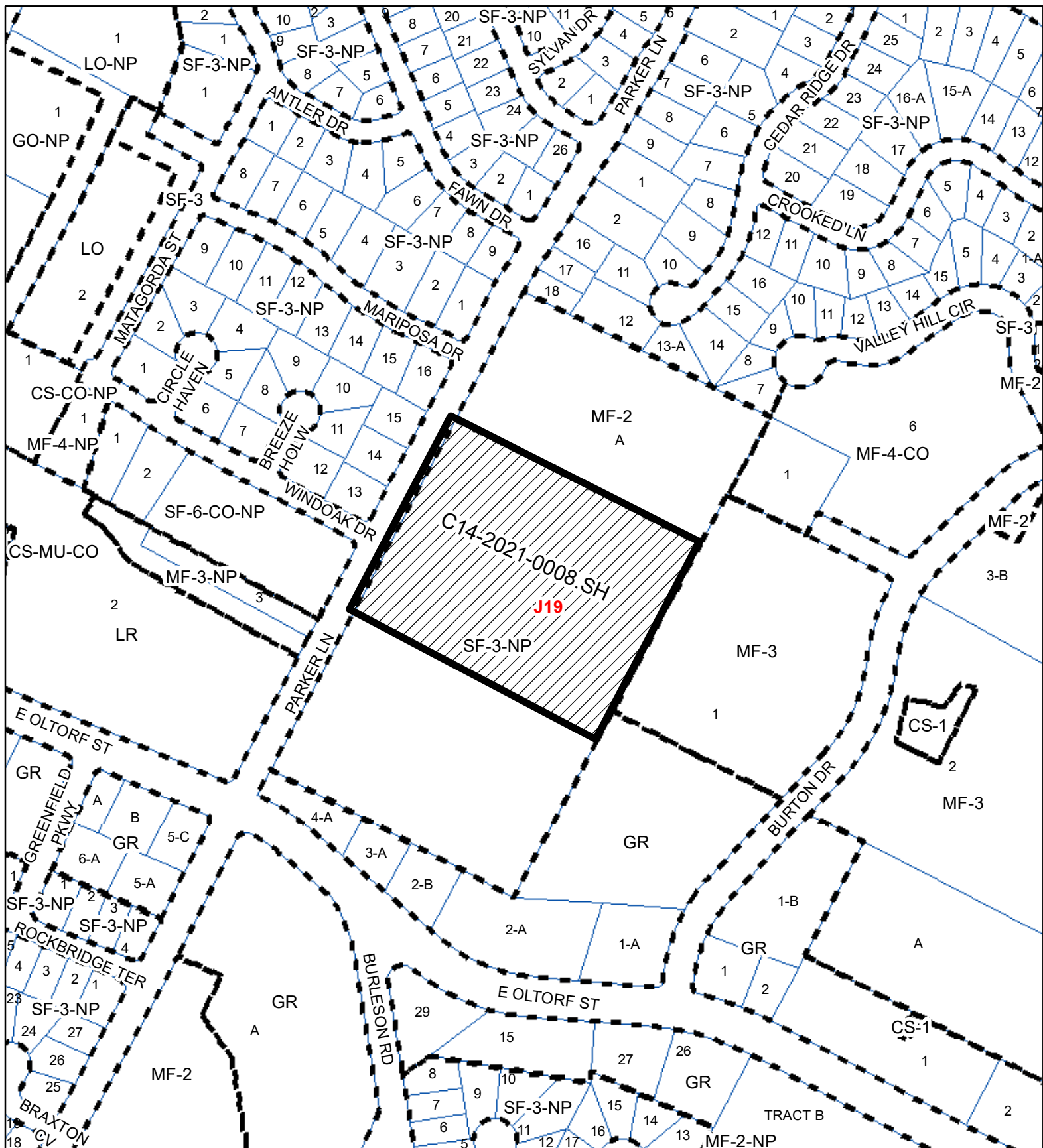
Exhibit A: Zoning Map

Exhibit B: Aerial Map

Exhibit C: SMART Housing Letter

Exhibit D: Correspondence Received

Exhibit E: Formal Petition



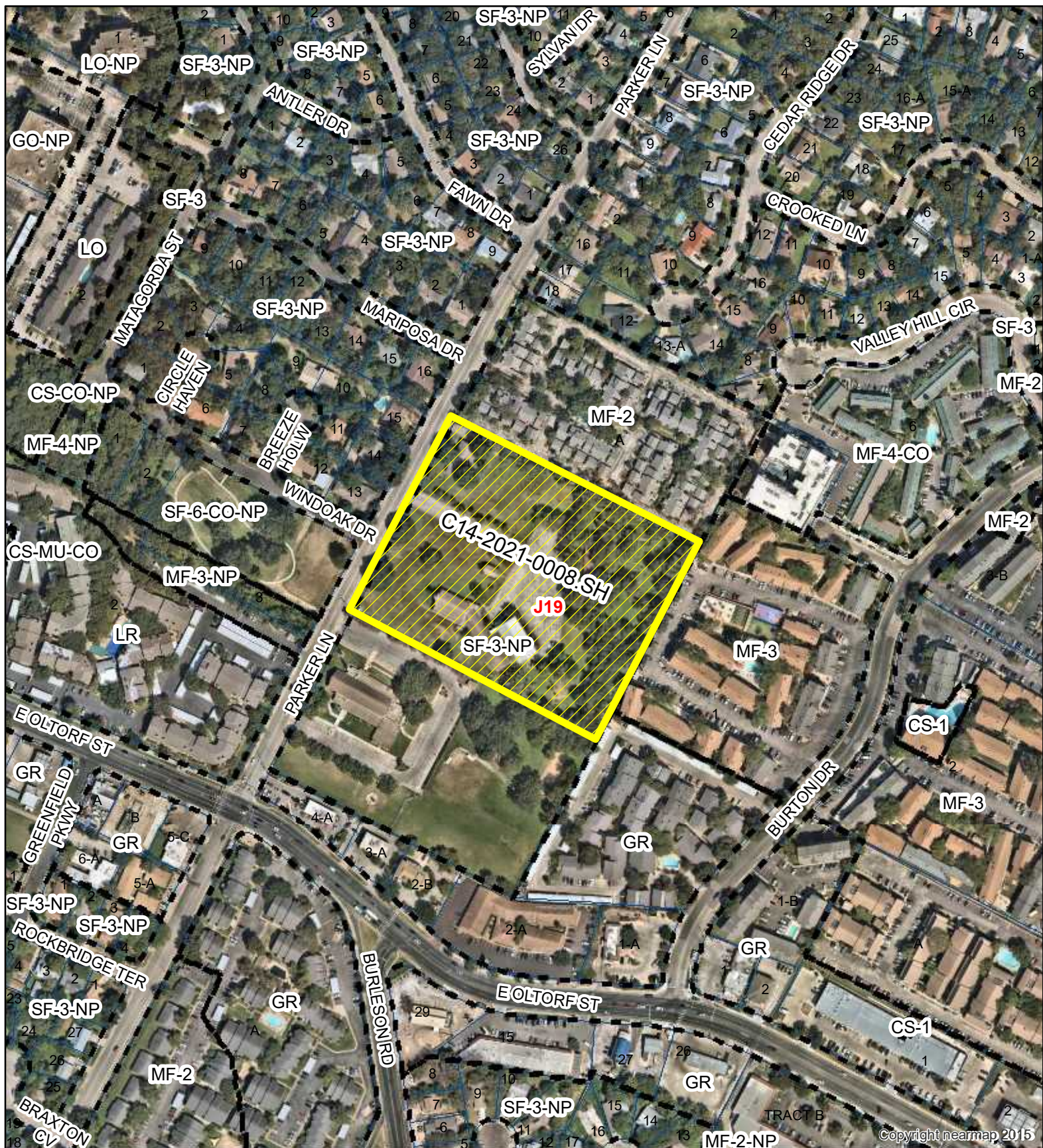
Parker Apartments

ZONING CASE#: C14-2021-0008.SH
 LOCATION: 2105 Parker Ln
 SUBJECT AREA: 7.82 ACRES
 GRID: J19
 MANAGER: KATE CLARK

Exhibit A



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



N



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

1" = 300'

Parker Apartments

ZONING CASE#: C14-2021-0008.SH

LOCATION: 2105 Parker Ln

SUBJECT AREA: 7.82 ACRES

GRID: J19

MANAGER: KATE CLARK

Exhibit B



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Neighborhood Housing and Community Development Department

February 10, 2020

**S.M.A.R.T. Housing Certification-
 Foundation Communities, Inc. -Parker Apartments – Project ID 697**

TO WHOM IT MAY CONCERN:

Foundation Communities, Inc. (development contact: Walter Moreau: 512-610-4016 (o); walter.moreau@foundcom.org) is planning to develop Parker Apartments, a **140-unit, multi-family** development at 2105 Parker Lane, Austin TX 78741. The project is subject to a minimum 5-year affordability period after issuance of certificate of occupancy, unless project funding requirements are longer.

This development is seeking a zoning change from SF-3-NP to MF-4-NP. The applicant has submitted evidence of contacting the East Riverside/Oltorf Neighborhood Plan Contact Team advising them of their project. The applicant has indicated they will address any legitimate concerns of the neighborhood residents.

Neighborhood Housing and Community Development (NHCD) certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since **100%** of the units will serve households at or below **60% MFI**, the development will be eligible for 100% waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance. The unit mix is as follows: **10% of the units (14 units) will serve households at or below 30% Median Family Income (MFI); 50% of the units (70 units) will serve households at or below 50% MFI; and 40% of the units (56 units) will serve households at or below 60% MFI.** The expected fee waivers include, but are not limited to, the following fees:

AWU Capital Recovery Fees	Site Plan Review	Land Status Determination
Building Permit	Misc. Site Plan Fee	Building Plan Review
Concrete Permit	Construction Inspection	Parkland Dedication (by
Electrical Permit	Subdivision Plan Review	separate ordinance)
Mechanical Permit	Misc. Subdivision Fee	
Plumbing Permit	Zoning Verification	

Prior to issuance of building permits and starting construction, the developer must:

- Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenenergy.com).
- Submit plans demonstrating compliance with the required accessibility or visitability standards.

Before a Certificate of Occupancy will be granted, the development must:

- Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).

- Pass a final inspection to certify that the required accessibility or visitability standards have been met.
- An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the after the certificate of occupancy has been issued or repay the City of Austin, in full, the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.3128 or by email at Sandra.harkins@austintexas.gov if you need additional information.

Sincerely,



Sandra Harkins, Project Coordinator
Neighborhood Housing and Community Development

Cc: Kristin Martinez, AE Ellis Morgan, NHCD Jonathan Orenstein, AWU
Mashell Smith, ORS

Clark, Kate

From: Frederick DeWorken
Sent: Thursday, January 28, 2021 11:37 AM
To: Clark, Kate
Cc: Richard Whymark; Mark Gibson; Frank Briganti; Rod Rice; [REDACTED]; Nick Malkewicz; Angela McKenzie; [REDACTED]; Andy; [REDACTED]; Eddie M; [REDACTED]; Al Amado
Subject: Regarding Case Number: C14-2021-0008.SH

*** External Email - Exercise Caution ***

Hello Kate,

My name is Fred DeWorken and I live in 2004 Parker Ln. We've been here 3 years and love our neighborhood. I've actually been to a couple of SRCC meetings and may still be a dues-paying member.

This week we received a notice for rezoning of the methodist church across the road from us and am extremely concerned about it. At this moment, I am inclined to vigorously oppose this development for the following reasons:

1. This side of I-35 is extremely dense with apartment complexes already and needs more services (neighborhood parks, libraries, schools) rather than more density to attend to the existing population. 2. This particular lot is part of a corridor that is solidly single-family and this would put 36 - 54 units per acre on this lot (250 - 378). To achieve that density there would likely need to be a 3 - 4 story structure. 3. If rumors are true, this is contemplated to be low-income housing which I am not in any way opposed to, yet if you look at the map of the racial and demographic make-up of Austin as a whole, there is a lower instance of low-income housing on the west side of I-35. The developers and the City of Austin should find 7 acres on the West side of Austin to begin to better address the geographic distribution of affordability.

Do you have any information about this development?

I am also copying several other neighbors who will likely also benefit from any additional information you might have. I do not; however, speak for them with the considerations above.

Respectfully,

Fred DeWorken

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Clark, Kate

From: Nick Malkiewicz
Sent: Monday, February 1, 2021 7:19 PM
To: Clark, Kate
Cc: Frederick DeWorken; Meredith, Maureen; Richard Whymark; Mark Gibson; Frank Briganti; Rod Rice; [REDACTED]; Angela McKenzie; [REDACTED]; Andy; [REDACTED]; Eddie M; [REDACTED]; Al Amado
Subject: Re: Regarding Case Number: C14-2021-0008.SH

*** External Email - Exercise Caution ***

Hi Kate,

Nick Malkiewicz from 1700 Windoak Drive here. My family shares Fred's concerns around the proposed zoning change to the Methodist Church property. This change is directly at odds with the priority issues/goals established in [The East Riverside/Oltorf Neighborhood Plan](#) (see page 12 and 28) as well as goals laid out in the [East Riverside Corridor Master Plan](#). Our neighborhood is one of the most densely populated areas in the City of Austin (over 52k in 78741). We do not need more housing here. What we need is more open spaces, parks, community centers and services for the existing population (many of whom don't have easy access to transportation).

I would like to be kept in the loop as this progresses. Please pass along my email for this purpose. Thank you for your consideration!

...

Nick Malkiewicz

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Clark, Kate

From: Mark Gibson
Sent: Monday, February 8, 2021 9:54 AM
To: Clark, Kate
Subject: C14-2021-0008.SH

*** External Email - Exercise Caution ***

Kate,

I have concerns regarding the redevelopment of the Methodist Church on Parker. In addition to believing that our zip code is already densely populated, I do not believe that our area has the services that it needs to sustain the population. We need schools; we need churches, we need parks, we need grocery stores. The last thing we need, affordable or not, is another apartment complex.

On top of all of this, Oltorf and Parker is already one of the most dangerous intersections in the city. It is backed up from 35 to Parker for most of the day. This will only exacerbate the problem and should not be taken lightly.

Lastly, this change goes directly against the stated neighborhood plan that was established within the last decade:

"Single-Family The preservation of single-family neighborhoods is an important priority in this neighborhood plan. The combined FLUM demonstrates the neighborhoods' desires that established single-family neighborhoods within the three planning areas be protected from encroachment and **cushioned** from higher intensity uses."

"Multifamily The combined planning area is unique in comparison to many parts of the city in that it has a dominance of multifamily development, primarily in the form of apartments. An overabundance of multifamily housing has resulted in problems related to traffic congestion, a high crime rate and inadequate infrastructure, and does not promote home ownership."

"It is very important to note two major concerns regarding mixed use that have been voiced continually throughout the planning process: 1. Because of the overwhelming proportion of multifamily in this NPA, uses such as office and retail and condominiums and townhouses are all preferred to any multifamily uses; and, 2. Mixed use is supported only when it is a true mix of uses. These concerns must be kept in the forefront when reading the following explanations and implementations concerning mixed use."

Please pass on my concerns to the appropriate parties and please keep me abreast of the project as there are updates.

Regards,

Mark Gibson
(512) 981-8262

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Clark, Kate

From: Meredith, Maureen
Sent: Monday, February 8, 2021 11:09 AM
To: Frederick DeWorken
Cc: Clark, Kate
Subject: RE: Case: NPA-2021-0021.01.SH - Parker.Methodist.Zoning.Change.Proposal
Attachments: Feb 17Virt Mtg NoticeNPA-2021-0021.01.SH.pdf; NPA-2021-0021.01.SH_FLUM_BW.pdf; C14-2021-0008.SH.pdf

Frederick:

Thank you for your comments. We will add them to staff case reports when the cases are scheduled for Planning Commission and City Council.

I've attached the virtual meeting notice for our February 17, 2021 meeting when you get the meet the applicant to ask questions about the project.

Please let me know if you have any questions.

Maureen

From: Frederick DeWorken
Sent: Saturday, February 06, 2021 6:45 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Case: NPA-2021-0021.01.SH - Parker.Methodist.Zoning.Change.Proposal

*** External Email - Exercise Caution ***

Dear Meredith,

Hopefully, this finds you well in the New Year. I am contacting you with respect to the amendment application case listed in the title of this email and to register my displeasure and opposition to the same application. I live directly across the street from the Methodist Church and remember when the church was still functioning. It provided essential services to the neighboring immigrant community as a food pantry and a voting center.

The requested zoning change also goes against the EROC neighborhood plan would eliminate the mandated buffer zone between high intensity multi-family and single-family residential.

More importantly, it would not do anything to provide much-needed services to our already dense community, instead, it would exacerbate the density issue and certainly cause increased traffic congestion.

A few neighbors have made attempts to contact the Superintendent of the church since it went vacant 18 months ago – the church administration never returned contact. This comes after the church's pastor was forced to vacate her residence in the midst of her battle with late-stage cancer.

There are currently no parks or playgrounds for the likely hundreds of children who live between Oltorf and Riverside and between I-35 and Pleasant Valley. The closest opportunities for free and open recreation lie far South (Mabel David Park), to the North (Butler Hike & Bike or Guerrero) or across the freeway (Little Stacey). Meanwhile, the meridian running along Riverside near the intersection with Pleasant Valley is overrun with homelessness and drug addiction.

It is not fair that this community be continually marginalized and left to fend for ourselves in a healthcare desert, a food desert, and in a densely packed urban jungle environment. This project will do nothing to resolve the deeper issues plaguing the neighborhood and goes directly against the neighborhood plan.

I ride my bicycle several times a week past these children as they load onto the busses to take them to schools it is not fair that they have nowhere to play. Their parents are our landscapers, our handymen, our nurses, our bartenders, and our construction workers. They deserve a neighborhood polling place and a community center to gather. They do not deserve to have another densely packed development with services barely adequate to service itself, much less the multitude of apartments around it.

I urge the Land Use committee to deny this amendment request as it does not consider the spirit of the neighborhood plan.

Please feel free to reach out with any questions.

Kind Regards,

Fred DeWorken

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Clark, Kate

From: Erin Mitchell
Sent: Saturday, February 13, 2021 4:29 PM
To: Clark, Kate
Subject: Opposition to Case number C14-2021-0008.SH

*** External Email - Exercise Caution ***

Hi Kate,

I hope that you're doing well. I am contacting you today about Case number C14-2021-0008.SH. This concerns the rezoning of 2105 Parker Ln from a family residence district to a multifamily residence district.

I am strongly opposed to the rezoning of this property. The Riverside community is already deensely populated and has very little support for the area. We already have a large homelessness issue and I fail to see how rezoning the space and creating more high prices housing would help address the suffering that is already taking place less than a mile away.

I urge you to deny this application and allow this land to remain a family residence district until the density problems in our community are addressed.

Thank you for taking the time to read this note and feel free to reach out to me if you would like to discuss further.

Have a great day,

Erin Mitchell
614.218.8878

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Clark, Kate

From: 1909 Cedar
Sent: Thursday, March 4, 2021 12:18 AM
To: Clark, Kate; Meredith, Maureen
Subject: 2105 Parker Lane Rezone & Plan Amendment

*** External Email - Exercise Caution ***

As the owner and primary resident of 1909 Cedar Ridge drive within 500' of the subject properties, I'm emailing to express my conditioned support for the rezone and plan amendment for multifamily housing on Parker Lane. Case #s:NPA -2021-0021.01.SH & C14-2021-0008.SH.

I'm generally in favor of additional housing in the area because I'm optimistic that more rooftops and additional property tax revenue will bring more neighborhood focused retail as well as City infrastructure improvements.

Like many of my neighbors, I enjoyed having the church next door; I voted there, we walk our dog by the property everyday, and the wildflowers were a welcome display in the springtime. Unfortunately it's now vacant and a new development would be a welcome improvement over an unused building that will quickly fall into disrepair and attract unwanted activities. Unlike some of my neighbors though, I don't share the expectation that this privately owned property should only become a park or a police/fire station. If the city will pay a fair market price for it to do this and the owner chooses that path, great, I welcome the additional City services but, I presume this is an unlikely outcome.

I sympathize with this opinion though because I firmly agree that city services, infrastructure, and park improvements are lacking in our area. One only has to try to drive up the poorly maintained rollercoaster hill from Riverside to Woodland, walk through the natural spring/pipe break that's been shooting out of the middle of the Woodland and Royal Crest intersection for years, or have cars whizz by you walking on the street because the sidewalks aren't fully connected to understand this at even a basic level. This is something only the City is in position to remedy though and opposing further development to lessen the stress on that system is a shortsighted solution.

I recommend the City approves this project but, put mechanisms in place to ensure that 1.) the architecture is cohesive with being in a neighborhood setting including masonry on facades (our area of Cedar Ridge has restrictive covenants in place requiring heavy masonry) , earth tone paint colors, and incorporating streetscape landscaping that shields the view of parking, trash enclosures, and condensers and 2.) any fees related to parkland, traffic rough proportionality(require a TIA regardless of project size), and impact fees quickly be put to use by the city in the area immediately surrounding the project. Some improvements could include adding upgrades to the existing pocket park across the street, connecting all sidewalks on Parker and Woodland, repaving Parker, adding a center turn lane to Parker, or adding more right turn lanes and crosswalk striping at the Parker and Woodland intersection.

Thank you for your consideration,

Tim Shaughnessy
1909 Cedar Ridge Drive

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Clark, Kate

From: Kelly Puckett
Sent: Friday, March 12, 2021 2:43 PM
To: Meredith, Maureen; Clark, Kate
Subject: Foundation Communities re-zone of Ward Memorial property: Case NPA-2021-0021.01.SH

*** External Email - Exercise Caution ***

Ms. Meredith and Ms. Clark—

I was at the zoom meeting on Monday about rezoning the former Ward Memorial Methodist Church property on Parker Lane. The question asking format didn't seem to offer an opening for people to support the rezoning and that is what I would like to do.

I live at 1802 Cedar Ridge Drive and have been there for about 35 years. This area, nestled as it is among so many high density apartment projects, has always been a transitional zone. It's character is varied with lots of different sorts of folk within it. On my street live retirees and professionals and blue collar workers. A good mix that I like.

I've walked over to the Ward Memorial property twice this week to try to envision the Foundation Communities property there and found it quite easy to imagine. In truth, I think it fits right in. Just a half block off Oltorf, with good access to schools and public transportation. With the large condo project on the north edge and the apartments abutting the east boundary, it is hardly a single family home area. On this roughly eight acres, Foundation Communities proposes to build about 130 units. This is only half the density of the Hillside Creek Apartments, across Parker Lane and just a few steps south, which has 267 units on its eight acres.

That Austin needs, urgently, more affordable housing cannot be denied. The people that make the city work need to be able to live here—teachers, librarians, city workers, firemen are all being priced out of this area. With its thirty year history, Foundation Communities has shown that it is the best, most efficient, most economical, most professional constructor and operator of affordable housing in this part of Texas. They can be trusted to build and run this complex correctly.

I heard some odd questions and have seen some strange musings about the reason the Methodist Church went to Foundation Communities to repurpose their land. I saw that one fellow thought it was to maximize the Methodists' potential profit. For one steeped in the teachings of the church, it is obvious that this is a question of stewardship and I am certain that the Methodist leaders saw it that way. Good stewardship refers to taking good care of the bounties we have been given and using them for the betterment of our communities, our neighbors. It is clear that the Methodists felt that the best and highest use of their property was to provide more housing for the lower income earners of our city.

Would the property make a nice small park? Sure. Maybe a branch library? Again, sure. But those alternatives are not on the table. What is on the table is a chance to increase the supply of affordable, well run, housing in a city that needs it very badly. I support it.

Kelly Puckett

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Clark, Kate

From: Jessica Martinez
Sent: Friday, March 12, 2021 7:57 PM
To: Clark, Kate
Subject: Ward Memorial Methodist Church Rezoning

*** External Email - Exercise Caution ***

Hi Kate!

My name is Jessica Martinez and I am reaching out regarding the rezoning of the Ward Methodist Church (Case Number: C14-2021-0008.SH). I've recently learned that Civiltude is applying to change the land use from Family Residence to Multifamily Residence and am contacting you to relay my concerns.

I rent property a few blocks from this area and fear the expansion of dense housing into the neighborhood will be a detriment to the community. It is not fair that this community be continually marginalized for the profit of greedy developers. We need to create opportunities to foster growth in the community as we come out of this pandemic, not cram more people into this already dense area.

If big developers intrude the Parker neighborhood, the community is bound to suffer and this will only open the floodgates for further development. Please consider retaining this land for its current uses to maintain the buffer between the highly dense developments on Oltorf from the Parker/Woodland neighborhood.

Best Regards,

Jessica Martinez, PE, LEED Green Associate

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Clark, Kate

From: Ed Miller
Sent: Friday, March 19, 2021 2:05 PM
To: Meredith, Maureen; Clark, Kate
Cc: Malcolm Yeatts; Steve Larson
Subject: Community Center needed on Parker Lane
Attachments: Letter to Planning Commission about PLMC.docx

*** External Email - Exercise Caution ***

Dear Mss Meredith and Clark,

I am writing to furnish information to the Planning Commission prior to the meeting on March 23rd at which the proposal will be heard to rezone the property on which historic Parker Lane Methodist Church now sits to allow for the proposed construction of multi-story apartments to replace it.

We are a 501 (c)(3) non-profit, working with the EROC Neighborhood Association and a large number of residents in the area to maintain the current zoning so that community services can be provided, rather than allowing rezoning so that the current civic use of the former church buildings may be terminated and all the structures demolished to allow construction of additional low-rent apartments.

Thank you for your assistance in disseminating this information to the members of the Austin Planning Commission prior to the meeting.

~Ed Miller

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I am writing as Executive Director of Our House, a 501 (c)(3) that has been working with the EROC and SRCC community organizations and units of APD in the socioeconomically disadvantaged East Riverside/ East Oltorf neighborhood since 2015. We operated from offices at Prince of Peace Lutheran Church on East Oltorf until it was torn down a few years ago, then moved to and began providing services at Parker Lane Methodist Church (PLMC) until it also closed last summer. At PLMC, we joined other non-profits in providing aid to many of the thousands of needy people in this badly underserved community.

In the absence of an official community center for this hard-pressed neighborhood, the church buildings served as a highly effective replacement. Also working with us were immigration attorneys Justice for Our Neighbors, several other non-profits on a part-time basis, and a Wesleyan nurse with regular hours.

Our House offered mental health counseling, sponsored the first in an intended series of free meals for the whole community, and was setting up a youth sports league in cooperation with APD just before the church suddenly closed. After the church shut down, we moved these and all our other services for area youth over to Travis High School until Covid forced it also to close.

At PLMC, there were also AA meetings, and associated Narcotics Anonymous and Alanon sessions on a regular basis. More frequently, Our House routinely hosted public gatherings in our conference room and offices for a truly diverse group of concerned community organizations. We were deeply committed to the Riverside Togetherness Project, as well as community based crime reduction, and worked extensively with APD to improve the neighborhood and increase public safety by establishing Community Policing.

It was a remarkably busy place, and Our House was utilizing the space provided us to offer the many services of a community center. There was really nowhere else for the public and neighborhood groups to meet other than in a room at the Ruiz Branch of Austin Public Library miles away on Grove Blvd, or the big auditorium further up Grove on the ACC Riverside campus when it was occasionally available.

The neighborhood now seriously suffers for lack of a real community center where the marginalized and badly underserved residents can come together to seek assistance and the services they badly need from non-profits like Our House and the other affiliated organizations named above, and connect with important neighborhood associations like EROC, SRCC, and FOR.

If the historic PLMC buildings where these services were once offered are to be bulldozed and replaced with new multi-story apartments, the neighborhood will fall further into irrelevance and inequality, still beset by rampant crime, poverty, and unemployment. We had the highest hopes after the church was shut down that it might be reopened as a desperately needed community center. Instead, it is now reported that it may be leased out to a group more concerned with accruing rental income and generating valuable tax credits for themselves by building and operating yet another low rent apartment project.

There are already numerous inexpensive empty apartments available adjacent to this Parker Lane location. 90% of residents in the area live in rental property, and, with an average six month contract, many of them turnover and become available each year. The Foundation Community proposal will only add to the apartment glut, and rather than helping stabilize and offering hope to this impoverished area with our city's highest rates of crime, might actually increase the severity of the current problems by denying the full spectrum of urgently needed services that would be made available to the whole neighborhood by a genuine community center.

Questions from stakeholders regarding Parker Lane Foundation Communities development and Foundation Communities response:

The following questions were submitted to Foundation Communities or city staff via email or via the chat at the online public meeting for the Neighborhood Plan Amendment.

1) The property currently has few structures and is a beautiful wildflower meadow in the spring. What percent of the property will be impervious cover, has the applicant quantified the environmental impact and have they proposed a solution to mitigate any additional storm runoff? If a holding pond is required, where will it specifically be located on property?

Answer: The team is still working on the site design of the property, so a final quantity of impervious cover is not available at this time. However, the site will meet all zoning and watershed limits. This development will of course abide by all city water quality and environmental impact regulations - including stormwater runoff capture and infiltration - unlike single-family developments, which are exempt from many of those regulations. To meet those water quality requirements, the project will likely require a stormwater retention pond, most likely on the lowest portion of the site, which is the northeast corner.

2) Which one of the large trees on property will be protected, which ones will be removed?

Answer: This project will follow all City of Austin regulations on Heritage Trees and Protected Trees, which are among the strongest in the nation. In limited circumstances, the city does allow the removal of protected trees, but requires them to be replaced with new plantings. However, that process occurs at the time of site plan review, and is not a zoning regulation or related to any particular zone and compliance with city tree regulations is not impacted by this rezoning / neighborhood plan amendment.

3) Since the church will still retain ownership of the property, will the City of Austin be able to access and collect new property taxes because of the proposed zoning changes? If so, what is the projected annual amount?

Answer: It is too early to say how the tax assessor will handle this unique situation, but our expectation is that the new development will be 50% exempt as a low income housing development by a qualified nonprofit; the annual amount of any taxes will be subject to determination by the tax assessor.

4) What is the impact of the additional traffic on the Oltorf/Parker Lane intersection? Will the applicant pay for any required changes or will this be paid for by Austin taxpayers?

Answer: Traffic Impact Analysis is typically performed at the site plan stage, when the exact number of units and expected traffic impact are submitted, for evaluation for any potential required capacity improvement by the Austin Transportation Department. We will comply with all required traffic improvements specified by ATD.

5) What will be the size of each unit? How many occupants are allowed max per unit? How many statistically occupy these units?

Answer: There will be one-, two-, and three-bedroom units ranging from approximately 725 sf to 1,250 sf. The state affordable housing subsidy program has limits that keep occupancy below what would be allowed by the City of Austin if this were a market-rate single-family or multi-family project. Foundation Communities further allows an even lower occupancy limit at all its properties - one person per unit plus two people per bedroom. This means this FC development will have occupancy limits far below what is allowed for market-rate projects.

6) Currently, trees line the fence between me and the proposed project. Would you leave that buffer?

Answer: The City of Austin has some of the country's most robust protections for Heritage Trees and Protected Trees, and Foundation Communities will abide by all those regulations, which apply regardless of what zoning the site receives. Further, as a long-term, non-profit, residential development owner and operator, our team's goal is to keep and nurture as many existing healthy trees as possible.

7) Where would the complex be located on the property? The parking lot? How many feet from the dividing fence line?

Answer: The development is currently in site planning stage, and those plans will be publicly posted and able to receive comments at the site plan approval stage. However, at this point we believe the building would be set back from the north property line to allow placement of a walking trail and abundant site parking.

8) Will the project be multi-level? What is its height? Would there be windows facing into my courtyard, violating my current privacy?

Answer: The building is currently anticipated to be four stories and approximately 45 feet tall.

9) I believe there was a projection of 750+ additional cars daily on Parker Lane. How do you derive this number? How will this 2-lane relatively quiet street accommodate this substantial increase?

Answer: Traffic Impact Analysis is typically performed at the site plan stage, when the exact number of units and expected traffic impact are submitted, for evaluation for any potential required capacity improvement by the Austin Transportation Department. We will comply with all required traffic improvements specified by ATD.

10) Regarding park space in the project. Will you set aside an acre or more on the hill slope facing Parker Lane for a public access Parkspace. This should be open hillside to continue the annual wildflower prairie which has been a feature of the neighborhood for more than 40 years. This space for public use should be independent of any playscapes or private park for the tenants.

Answer: We are seeking to build an inviting residential development and currently conceive of a buffer area between the building and Parker Lane and we would be happy to consider planting a wildflower mix here.

11) My two concerns are traffic on Parker Ln and drainage/flooding. Parker Ln is the only north/south street in or out of this neighborhood. Traffic on Parker Ln at rush hour is getting worse daily. Parker will be the only way to enter or exit the property. In a valley with limited sight distance. How are you going to safely introduce 500-700 more vehicles, without severely degrading the neighborhood's quality of life?

Answer: Traffic Impact Analysis is typically performed at the site plan stage, when the exact number of units and expected traffic impact are submitted, for evaluation for any potential required capacity improvement by the Austin Transportation Department. We will comply with all required traffic improvements specified by ATD. That said, we are long-term partners on this site, and we are also concerned about the quality of life for our residents, particularly pedestrian safety. We would also welcome an opportunity to partner with the neighborhood in exploring potential traffic calming and/or pedestrian improvements along Parker Lane, such as improve pedestrian crossings to the park across the street.

12) Drainage/flooding: the property of almost 8 acres has minimal impervious ground covering, now. When it rains, a river of water runs down the property towards Burton(which is almost completely impervious ground covering). What are you going to do with the exponentially higher amount of run off?

Answer: City zoning regulations limit the amount of impervious cover on a site. City watershed protection regulations also require any new multi-family development to have no net negative impact on water quality, runoff, or flooding, unlike single-family development, which is exempted from many of these regulations. City regulations require any new multi-family development to provide civil engineering for the site that provides new infrastructure to handle any increase in runoff, and we are engaged in that analysis right now. That analysis is submitted to the city for approval and public comment during the site plan approval process.

13) Would the community have access to some of the green space/park space on the 8 acres? (playspaces, etc)

Answer: This is something we are willing to explore with the neighborhood. We would also like to partner with neighborhood efforts focused on securing further improvements for Heritage Oaks Park.

14) Would the tax credits, etc be available if you acquired one of the existing multi-family units?

Answer: No.

15) Again, what compromises are you guys willing to make?

Answer: This project is bringing below-market-rate housing on a non-profit basis to the site. Foundation Communities seeks to develop all of its sites as welcoming, peaceful sites with on-site learning centers and other community assets. As discussed above, Foundation Communities is very open to discussions regarding wildflowers, public access to recreational spaces, and any other specific neighborhood concerns.

16) Is that an agreement that you would be willing to share with us in the benefit of neighborhood and transparency?

Answer: We are not certain what agreement this is in reference to.

17) So you signed a lease for a place that you do not have zoning approval for yet?

Answer: We did reach an agreement with the church/landowner, as is fairly typical for this kind of project.

18) How many parking spaces for the 144 units plus guests using the facilities? I believe someone made the comment earlier that it exceeded impervious cover limits. Is this true and this that why you can't have sidewalks? Will you need another variance?

Answer: There seem to be a few misunderstandings here. We do not anticipate our design exceeding any impervious cover requirements and do not anticipate seeking any variances from impervious cover limits. There are currently sidewalks along Parker in front of the site. We also are currently planning parking levels commensurate with City of Austin requirements for developments of this size.

19) At 2001 Parker, there is an issue with parking, and sometimes vehicles have to be parked on Mariposa for overflow, but end up getting vandalized by the residents who are fed up with strange cars parking in front of their houses. How are you going to handle overflow parking for an already major problem in our community?

Answer: We also are currently planning parking levels commensurate with City of Austin requirements for developments of this size.

20) Has a decision been made to preserve the gymnasium and commercial kitchen?

Answer: Our plan is to replace the existing buildings with new building(s) including a new learning center that will offer a wide variety of amenities to residents and the neighborhood in a brand new facility.

21) Question to the facilitators: Why are we discussing this before the financing is in place and with so many questions pending, especially when once the land is rezoned to multipurpose, it doesn't go back to civic. I can't come to the city and speculatively ask to get rezoning on a home I haven't even financed and don't own, can I?

Answer: It is very typical for development to secure the needed rezoning for a property before all the financing is secure - there are several sites in Austin including current city sites that are going through the same process. Any landowner or their agent can seek the rezoning of a property. Land use planning is not tied to financing procedures.

21) What design features will be incorporated to provide a stepback and buffer space from existing homes?

Answer: This development will abide by all applicable city rules on setbacks and compatibility. Current development concepts plan for the building to be set back from the north property line to allow for parking and a walking trail.

22) A breakdown of income vs. rental would be helpful.

Answer: This development will be all rental housing, 100% of which will be income-restricted affordable housing. The exact income breakdowns are still being developed but are regulated by the state financing program.

23) Question: If the change of zoning is made and they cannot get financing, can't an apartment builder come in and put a behemoth apartment complex in? It seems we are moving to change zoning way before it is time to even look at that.

Answer: Foundation Communities now has control of this site and has had great success in securing financing in part because of our great record in completing proposed projects. State law makes it difficult - and even illegal - to condition rezonings upon affordability requirements, but we are willing to discuss any legal options to demonstrate the strength of our commitment to providing affordable housing on this site, including participation in the city's Affordability Unlocked program. Additionally, Foundation Communities is a non-profit organization committed to providing affordable housing to meet the holistic needs of lower-income Austin families. It would be inconsistent with our mission and tax status to utilize this site for market-rate housing.

Clark, Kate

From: John Eagan
Sent: Monday, March 22, 2021 2:54 PM
To: Clark, Kate
Subject: Case C14-2021-0008.SH

*** External Email - Exercise Caution ***

Hi Ms. Clark,

My name is John Eagan and my family and I live at Tollgate Apartments, adjacent to this site that is proposed to be rezoned. I live in unit 112, but my family actually occupies 3 separate units in the complex and we've lived here a long time.

I believe that there should be more housing available in our neighborhood and I know we're in a housing crisis. But I'd like to formally object to this rezoning for one reason. We currently have a trail through the Methodist Church property that ties directly to our property and the adjacent Array Apartments with gates for our use that is the quickest way for us to walk to Heritage Oaks Neighborhood Parks. This low income area of town has so little access to outdoor space and our rates of childhood obesity are at national highs. It would be a huge loss for us in these low income apartments to lose this direct park access.

If a public easement could be required in the plan to allow my family and I to continue accessing the park without watching another quarter mile, we would be completely in support of the rezoning, but if not, we are opposed.

Thanks,
John Eagan
2124 Burton

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person listed on the notice) be submitted to the board or commission (or the contact include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2021-0008.SH

Contact: Kate Clark, 512-974-1237

Public Hearing: March 23, 2021, Planning Commission

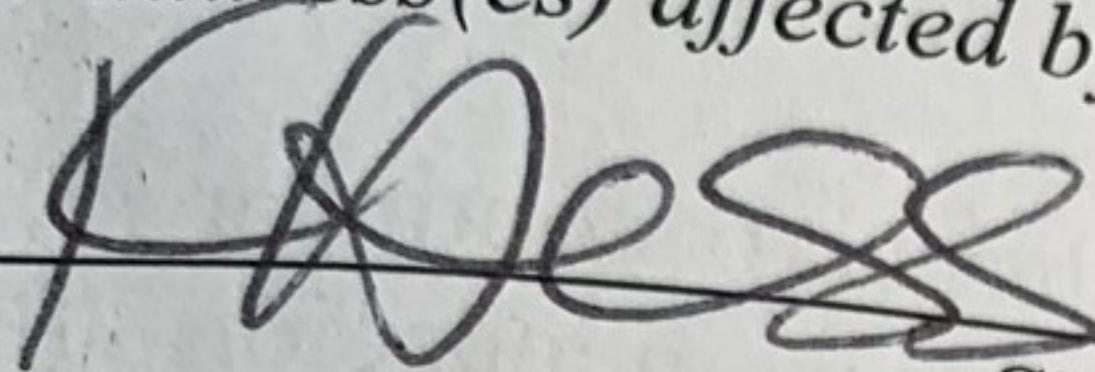
KRISTAL HESS

Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

2001
PARICER LN # 127 AUSTIN
TX 78741



Signature

MAR 16 2021
Date

Daytime Telephone: 512 589 5468

Comments: WE ARE ALREADY THE ZIP CODE
IN AUSTIN THAT HAS THE HIGHEST
CRIME RATE. ~~IN AUSTIN~~. DO US A FAVOR
& BUILD A LUXURY CONDO OR PUT A
DOG PARK NEXT DOOR. WE DON'T
NEED MORE CRIME, MORE BORED
KIDS CAUSING TROUBLE, NOR MORE
TRAFFIC. OUR CITY IS BEING LOST
& I FEAR THIS WILL JUST ADD TO ITS
DEMISE OF THE BEAUTY OF OUR CITY

If you use this form to comment, it may be returned to:

City of Austin, Housing & Planning Department

Kate Clark

P. O. Box 1088, Austin, TX 78767

Or email to:

Kate.Clark@austintexas.gov

ZONING CASE NPA-20201-0021 and C14-2021-0008.SH

To the City of Austin Planning Commission:

The EROC Contact Team has voted to oppose the Case NPA-2021-0021.01. The EROC Contact Team has supported numerous affordable housing developments in the EROC area, but we would like to see this property continue to be used for a civic purpose that will benefit the residents of this area. This Methodist Church functioned as a community center for this area for years because the city did not provide a community center for the 20,000 low-income residents in the adjacent apartments. The church property hosted offices and facilities for immigration lawyers, a public health nurse, youth outreach programs, and many other community services. This church is the last centrally located property suitable for a community center. This site already has a meeting room, gym, offices, and commercial kitchen. It can operate as a community center immediately. The EROC community would like the opportunity to work with the church and the city to provide a badly needed community center to the neglected residents of this area. Please deny this rezoning request.

Malcolm Yeatts Chair, EROC Contact Team



**Capital District
Rio Texas Conference
(512) 444-1983
Fax: (512) 444-6457
www.capitaldistrictumc.org**

April 9, 2021

Dear City of Austin Planning Commissioners and City Councilmembers:

Ward Memorial Methodist Church (and the Rio Texas Conference of the United Methodist Church) owns the property located at 2105 Parker Lane. Together with Foundation Communities (FC) and FC's engineer Civiltude, we have submitted a request for a neighborhood plan amendment and a zoning change that will allow Foundation Communities to build an affordable housing community and learning center at this location. These requests are on the April 13th Planning Commission agenda, case number C14-2021-0008.SH.

The Church has entered into an Option to Lease with Foundation Communities or an FC affiliate, providing for a 99-year ground lease term. When the Church closed the doors to its Parker Lane congregation after more than 30 years at this location, we did not take lightly our role in long-term stewardship of this site for the benefit of the wider community. Our District Strategy committee spent months internally reviewing the best way to balance fiscal stewardship of the Church with our deeper mission, and ultimately determined that a long-term lease with a community steward like Foundation Communities was more important than simply marketing to find the highest bidder without regard to long-term use.

We are thrilled that FC will bring 135 affordable housing units plus an extensive and proven services model to this property, which will complement the continuation of existing and past services that have been so important to Church and the community. A key aspect of our agreement with FC was ensuring that there would be space for existing nonprofits using Church space at Parker to continue – to which FC enthusiastically agreed. Past partners at the site that are expected to return include Meals on Wheels, the Central Texas Food Bank, Justice for our Neighbors, and potentially the Wesley Nurse program. Additionally, our agreement with FC requires that they provide office and meeting space for the United Methodist Church, which will allow us to evolve our offerings at this location over time depending on neighborhood need and Church programming.

We are thrilled to be partnering with such an established and renowned local nonprofit. We respectfully ask for your consideration and support of our zoning application and we firmly believe this is the best long term use of this site.

Best regards,

Rev. Teresa G. Welborn, District Superintendent

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Shafeeqa Giarratani

Sonya Thorn

TiWanna Kenney

April 9, 2021

City of Austin Planning Commissioners and City Council Members:

I am writing to express support for the Parker Apartments project at 2105 Parker Lane, which is scheduled as a discussion item on the April 13th Planning Commission's Agenda.

Foundation Communities is a valued community partner, and they share a similar mission to Any Baby Can by supporting families' success. I look forward to being able to continue offering parenting classes at Foundation Communities Learning Centers and possibly including the Parker Apartment location.

Any Baby Can is a tax exempt 501(c)3 not-for-profit organization that serves the community in which the development site is located. Any Baby Can partners with families to overcome obstacles and achieve well-being. With programs that meet clients where they are – at home, work, or school – Any Baby Can helps build stability, develop skills, and navigate systems so children and families reach their full potential with a primary purpose of building strong communities. The opportunity for the families we serve to live in safe and affordable housing is of importance to us.

Please see attached 501 (c)(3) determination letter. We have also attached a [link here](#), to our annual report which shows that we serve the Austin community and the area where this proposed project is located. Our website is anybabycan.org and it provides more information about our services and organization.

Thanks for your consideration of this project.

Sincerely,



Veronda L. Durden, M.S.

President and Chief Executive Officer

Dear City of Austin Planning Commissioners:

I am writing to express my support for Foundation Communities' Parker Apartments project at 2105 Parker Lane, which will be discussed at the April 13 Planning Commission meeting. I have lived in the East Riverside neighborhood since 2005 and know the property well. Until the church closed, I voted there in every local and national election for more than a decade.

I also know Foundation Communities well, as I have taught in the evenings in a college access program on their properties since 2007. Those properties--Vintage Creek and M Station--are similar family properties with community-focused amenities, including learning centers that support programs geared toward the community. In our classroom, FC residents sit besides people from all over the community and are taught by faculty from UT and ACC, for free, in courses that award college credit and are often a turning point in an individual's life.

My experience with FC is that they are true community partners, and the kind of partners we need here in the East Riverside neighborhood. The proposed site will include a learning center with fitness classes, a food pantry, and education classes. It will maintain space for UMC-affiliated programs already in place and expand partnerships to organizations such as Meals on Wheels and the Central Texas Food Bank. And it will provide new, well-designed apartments to low-income families. Austin needs affordable housing, and this central, well-connected neighborhood is an excellent place for it.

I urge you to support this project. I believe FC will be an excellent community partner and that their property will be an asset to our neighborhood and city.

Best regards,
Vivé Griffith
1500 Inglewood Street
Austin, TX 78741
512.736.3594

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Vivé Griffith
Writer | Educator | Advocate

Ana Aguirre
Immediate Past Chair
PO Box 19748
Austin, TX 78760
512-708-0647

April 13, 2021

Todd Shaw, Chair
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Patrick Howard
Solveji Rosa

Robert Schneider
Don Leighton-Burwell, Ex-Officio
Arati Singh, AISD Ex-Officio

RE: Neighborhood Plan Amendment Case Number: NPA-2021-0021.01.SH
Rezoning Case Number: C14-2021-0008.SH

Dear Honorable Chair Shaw and Commissioners:

Dear Honorable Chair Shaw and Commissioners:

The Southeast Combined Neighborhood Plan Contact Team (SCNPCT) has a history of supporting responsible development. The SCNPCT held its regular monthly meeting yesterday evening, April 12, 2021, and met with representatives from the East Riverside Oltorf Combined (EROC) Contact Team to discuss the proposed changes pertaining to the property located at 2105 Parker Lane: 1) Neighborhood Plan Amendment to change the land use designation on the FLUM from Civic to multifamily land use; and 2) Rezoning from SF-3-NP to MF-4-NP. The SCNPCT took into consideration the information provided by the EROC representatives as well as input from neighborhood associations representing residents within our SCNPCT boundaries, which is immediately South of the EROC boundary.

With a quorum present and based on the information provided and comparing shared concerns of the residents East of IH 35, the SCNPCT membership voted not to support the proposed changes to the land use designation on the FLUM from Civic to multifamily land use and rezoning from SF-3-NP to MF-4-NP. The SCNPCT voted to support the East Riverside Oltorf Combined (EROC) Contact Team and join their efforts.

We respectfully request the Planning Commission not approve the neighborhood plan amendment and zoning change requests. We respectfully request the Planning Commission carefully consider the long-term and overall impact such changes would have on the current and future residents of East Austin.

Respectfully submitted,
Ana Aguirre, Immediate Past Chair

Southeast Combined Neighborhood Plan Contact Team (SCNPCT)

Dear City of Austin Planning Commissioners:

I am writing to express my support for Foundation Communities' Parker Apartments project at 2105 Parker Lane, which will be discussed at the April 13 Planning Commission meeting. I have lived in the SRCC neighborhood since 2006 and have been very involved with the neighborhood, the SRCC neighborhood association, and efforts to bring more affordable housing to South Central Austin.

Foundation Communities is an excellent organization with a long track record of taking care of its communities and being a good neighbor. They are going to offer many valuable amenities to the neighborhood and will continue many of the same programs that were previously offered by the church. I know there are concerns from the near neighbors about traffic, access to parkland, etc. These concerns are important, and Foundation Communities has pledged to work with the neighborhood to address and mitigate them. They have promised to help with parkland improvement projects, to offer their amenities to everyone in the neighborhood, and to meet with neighbors during the planning process to maximize benefits and minimize disruption.

Austin needs more affordable housing. I urge you to support this project.

Thank you,

Gretchen Otto

No additional calculations by the Foundations Communities engineers were necessary. They could have presented what they presented in order to acquire funding for this project.

If you are curious to know what the rest of the plans look like, please visit page 425 [here](#).

Well over 50 households in this immediate neighborhood that share serious and valid concerns about this project due to:

- Traffic
- Over-density
- Undersized impact of services for this community.

What we heard from the commission on Tuesday was a resounding **we don't care**. Your staff could not even bring themselves to mention the 33% of neighboring properties (everything that isn't commercial or church already) in opposition to this re-zoning via VALID petition).

Even the modest and reasonable modifications suggested by the City's own staff were tossed aside due to the amount of "trust" you have for this developer.

I am all for the mission of Foundations Community but this process has forever changed my perception of them and of the Methodist Church. They have not been fully transparent and have not acted in good faith and now, to quote the words of one of your members, the commission is setting a "dangerous precedent" by operating with this developer based on "trust"

If you review this site plan - which should have been presented to your commission on Tuesday, you will note that there are buildings where there are currently Heritage Oak trees, there are nearly 300 parking spaces and so much impermeable space. The learning center is tiny and there is a 4-story structure directly across the street from single-family properties and no feasible space for the wildflower field.

Along the way, we have been told that the gym might be saved, that our neighborhood park might be upgraded, that this might, the other might, etc. etc.

And to see this after the commission meeting is **completely disheartening**.

I extol you to never again neglect your duties based on trust as you have in this scenario. This is not smart density. This is a traffic nightmare waiting to happen on top of a traffic nightmare already in progress.

This type of structure should never have been even considered without a traffic study, an environmental study, and considerable and honest neighborhood outreach.

I am truly ashamed to have even played a part in this process if this is what the outcome will truly result in and you should be too!

I exhort you to strongly consider what you have done by refraining to place any types of limitations whatsoever on this development and to help us to ensure that our concerns as a community that opposes this mega-structure, are met with actual action and not lip service such as "traffic calming".

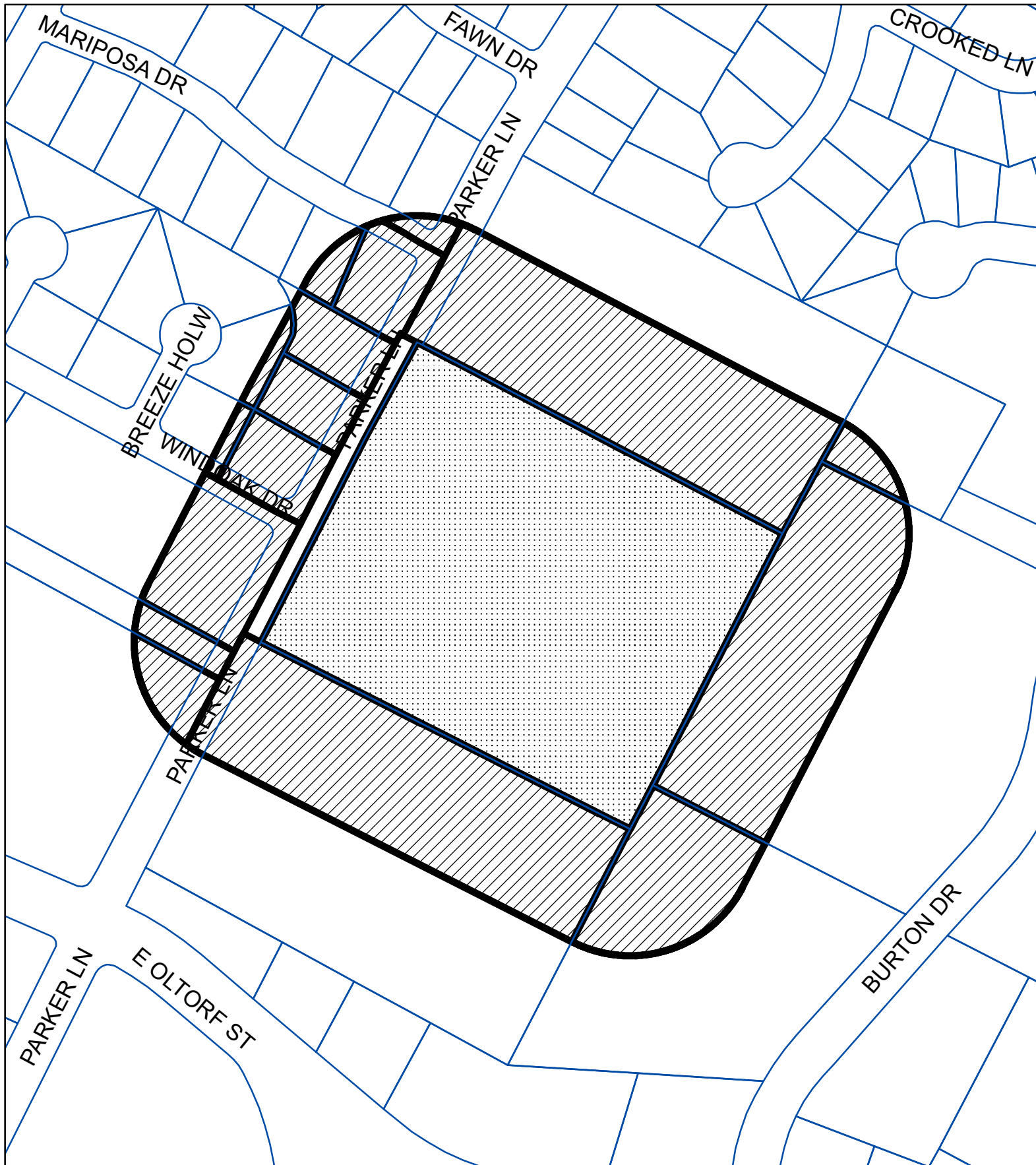
We are law-abiding, tax-paying city inhabitants who deserve to at least have our concerns reasonably considered before being outright dismissed. Tuesday night you just outright dismissed us.

Shame on you.

Kind Regards,

Fred De Worken

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N



BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

PETITION

Exhibit E

Case#: C14-2021-0008.SH

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 200'

Case Number:
C14-2021-0008.SH

PETITION

Date: 3/22/2021

Total Square Footage of Buffer: 598412.8425

Percentage of Square Footage Owned by Petitioners Within Buffer: 33.01%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

TCAD ID	Address	Owner	Signature	Petition Area	Percent
0305031122	1706 E OLTORF ST 78741	1730 HILLSIDE LLC	no	12035.68	0.00%
0305031012	1706 WINDOAK DR AUSTIN 78741	ANDRE RACHEL GRAMMAS & RICHARD WHYMARK	yes	2933.12	0.49%
0307050309	2000 BURTON DR 78741	ARRAY APARTMENTS LLC	no	113232.77	0.00%
0305031011	1708 WINDOAK DR 78741	BRUGGEMAN LINDSEY & JOHN GRAHAM	no	18329.06	0.00%
0307050302	2111 PARKER LN 78741	CHURCH OF JESUS CHRIST OF LDS	no	136869.24	0.00%
0305031126	WINDOAK DR 78741	CITY OF AUSTIN	no	38289.40	0.00%
0305031009	2004 PARKER LN 78741	DEWORKEN FREDERICK & MARIA DUARTE	yes	15863.29	2.65%
0305060365	1901 MARIPOSA DR 78704	FLATS ON MARIPOSA LLC	no	7021.05	0.00%
0305031014	2001 BREEZE HOLW 78741	GIBSON MARK C & MARGARET M	yes	3530.42	0.59%
0305031107	1730 E OLTORF ST 78741	HARPERS CREEK APARTMENTS	no	8081.76	0.00%
0305031010	2006 PARKER LN AUSTIN 78741	LADD FRANK O & KWI M	yes	14739.00	2.46%
0305030701	1714 MARIPOSA DR AUSTIN 78741	PERCE MARIANTHE O	no	4161.41	0.00%
0305031008	1715 MARIPOSA DR AUSTIN	RICE CHARLES R & ERIC R STOUT	yes	19755.03	3.30%
0305031007	1713 MARIPOSA DR	SCHRAEGLE WILLIAM ANDREW IV & DIPTI	yes	5238.00	0.88%
0305060374	2001 101 PARKER LN 78741	LA CHENAY CONDOMINIUMS	yes	135462.44	22.64%
0307051001	2124 BURTON DR 102 TX 78741	TOLLGATE CONDOMINIUMS	no	47174.56	0.00%
Total				582716.24	33.01%

PETITION

Date: February 28, 2021

File Numbers: C14-2021-008.SH

NPA-2021-0021.01.SH

Addresses of Zoning Request: 2103 & 2105 Parker Ln.

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the references file, do hereby protest against any change of the Land Development Code or the EROC Neighborhood Plan FLUM which would zone the property any classification other than **CIVIC** or **SF-3-NP Family Residence District**.

The Eastside Riverside Neighborhood Plan was completed under City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive plan on November 16, 2006. The property at 2103 & 2105 Parker Ln was approved as CIVIC and SF-3-NP. We ask that the Austin City Council respect the adopted Eastside Riverside Oltorf Combined Neighborhood Plan.

SIGNATURE

PRINTED NAME

ADDRESS

Mark C Gibson Mark C Gibson 2001 Breeze Hollow
Austin, TX 78741

Margaret Gibson MARGARET GIBSON 2001 Breeze Hollow
78741

Frank Briganti FRANK BRIGANTI 2002 Breeze Hollow

Ramona Briganti RAMONA BRIGANTI 2002 Breeze Hollow

Derek A. McKenzie Derek A. McKenzie 1704 Windoult Dr.
Stephen W. Shield Stephen W. Shield 1210 Mariposa

Angela McKenzie Angela McKenzie 1704 Windoak Dr.

Charles R Rice Charles R Rice 1715 Mariposa Dr

Rick Rowley Rick Rowley 2001 Parker Ln

Curtis Buchanan Curtis Buchanan 2001 Parker 107

Eric R. Stout Eric R. Stout 1715 Mariposa

William Schraegle William Schraegle 1713 Mariposa

Dipti Schraegle Dipti Schraegle 1713 Mariposa Dr.

Martha Bartz Martha Bartz 1711 Mariposa Dr

Emily Blair Emily Blair 1708 Mariposa Dr.

Sherry Adcock Sherry Adcock 1708 Mariposa Dr.

Daniel Hamill Daniel Hamill 1723 Fawn Dr
Austin TX 78741

Cheryl Berman Cheryl 1723 Fawn Drive
Austin TX 78741

Stephen R. Schmidt Stephen R. Schmidt 1721 Fawn Dr.
Austin TX 78741

Wynne Hexamer Wynne Hexamer 1719 Fawn Dr.
Austin, TX 78741

Erica Sanchez Erica Gomez 1722 Fawn Dr.
Austin, TX 78741

Dan McMonigle Dan McMonigle 1722 Fawn Dr
Austin, TX 78741
Aisha Ainsworth

Aisha Ainsworth Aisha Ainsworth 1909 Cedar Ridge
Austin TX 78741

Richard Whyneuk Richard Whyneuk 1706 WINDOAK
78741

NICK MALKIEWICZ Nick Malkiewicz 1700 WINDOAK
78741

FRANK LADD Frank Ladd 2004 PARKER LN
78741

Kwi LADD Kwi Ladd 2004 PARKER LN
78741

Frederick De Worken J.A. D. Jr 2004 Parker Ln.

Maria Duarte-DeWorken M.D. Austin TX 78741
2004 Parker Ln
Austin TX 78741

March 15, 2020

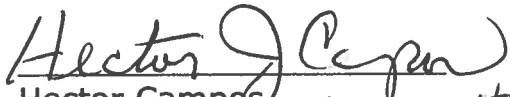
City of Austin/Housing and Planning Department
Attention: Kate Clark
P.O. Box 1088
Austin TX 78767

RE: Zoning Case #: C14-2021-0008.SH

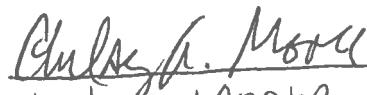
Ms. Clark,


A majority of the board members for the LaChenay Condominiums located at 2001 Parker Lane, Austin TX 78741 oppose the re-zoning of the property located at 2105 Parker Lane, Austin TX 78741 from Civic to Multi-family.

There are five board members who make up the Board of Directors for LaChenay. The following are signatures of the board members that are in favor of opposing the re-zoning:


Hector Campos UNIT #137

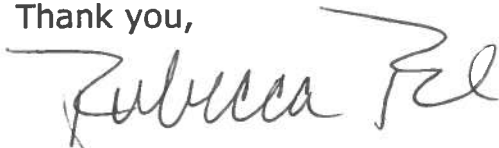

Rebecca Pope UNIT 115


Chelsea Moore UNIT #123


Carla Searcey UNIT 120

Please call me at 512-470-5768 with questions.

Thank you,


Rebecca Pope